

Name: Northwest Area Land Use Plan Amendment

Location: West of Interstate-430, north of Kanis Road/Chenal Parkway to the County Line

Request: Various

Source: Staff

PROPOSAL / REQUEST:

As part of the City's efforts to keep the Future Land Use Plan current, Staff reviewed the Plan in the area west of Interstate 430, north of Kanis Road/Chenal Parkway to the County Line. The package has thirteen areas with changes; each area has from one to four changes:

Area 1 is generally from Rahling Road to Chenal Parkway, east of Kirk Road. There are four changes in this area. Change 01A is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The second change (01B) is from Residential Medium Density to Suburban Office. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The third change (01C) is from Residential Low Density, Residential High Density, Residential Medium Density and Neighborhood Commercial to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The fourth change (01D) is from Neighborhood Commercial to Commercial. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve.

Area 2 is generally from Chenal Parkway to Kanis Road, either side of Rahling Road. There are four changes proposed in this area. Change 02A is from Residential Low Density to Residential High Density. Residential High Density accommodates residential development of more than twelve (12) dwelling units per acre. The second change (02B) is from Commercial to Office. Office represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The third change (02C) is from Mixed Use to Office. Office represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities. The fourth

change (02D) is from Residential Low Density to Suburban Office. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required.

Area 3 is an area south of Denny Road, west of Wildwood Lane. Change 03 is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 4 is between Cantrell Road and Pleasant Forest Drive, west of Rodney Parham Road. There are three changes in this area. Change 04A is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The second change (04B) is from Mixed Use to Commercial. The Commercial category includes a broad range of retail and wholesale sales of products, personal and professional services, and general business activities. Commercial activities vary in type and scale, depending on the trade area that they serve. The third change (04C) is from Office to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 5 is either side of Cantrell Road at Sam Peck Road. There are two changes in this area. Both areas change 05A and 05B are from Transition to Office. Office represents services provided directly to consumers (e.g., legal, financial, medical) as well as general offices which support more basic economic activities.

Area 6 is either side of Taylor Loop/Rahling Road, from Cantrell Road to Pilot Lane. There are three changes in this area. Change 06A is from Transition to Suburban Office. The Suburban Office category shall provide for low intensity development of office or office parks in close proximity to lower density residential areas to assure compatibility. A Planned Zoning District is required. The second change (06B) is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The third change (06C) is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 7 is either side of Forest Land, west of LaMarche Drive. Both areas of change are proposed to be Public Institutional. Change area 07A is currently Transition along Cantrell Road and Residential Low Density along Forest Lane. Change area 07B is Low Density Residential. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 8 is southwest of Valley Ranch Drive and Patrick Country Road. Change 08 is from Office to Residential Low Density. Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 9 is the area from Presley Drive to Divide Parkway, Morgan Cemetery Road to Hudson Road. There are three changes in this area. Change 09A is from Residential High Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The second change (09B) is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals. The third change (09C) is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 10 is an area south of Rodney Parham Road and east of Green Mountain Drive. Change 10 is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

Area 11 is either side of Hinson Road, from Pebble Beach Drive to Beckenham Drive. There are two changes in this area. Change 11A is from Residential Medium Density to Residential Low Density. Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre. Change 11B is from Residential High Density to Residential Low Density. Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 12 is west of Napa Valley Drive, from Rainwood Road to Ridgehaven Road. Change 12 is from Residential High Density to Residential Low Density. Residential Low Density provides for single family homes at densities not to exceed 6 units per acre. Such residential development is typically characterized by conventional single family homes, but may include patio or garden homes and cluster homes, provided that the density remain less than 6 units per acre.

Area 13 is between Lake Maumelle and Barrett Road, west of Highway 300. Change 13 is from Residential Low Density to Public Institutional. Public Institutional includes public and quasi-public facilities that provide a variety of services to the community such as schools, libraries, fire stations, churches, utility substations, and hospitals.

ANALYSIS:

The Planning and Development staff began reviewing this area in January 2014. The existing development pattern, as well as existing zoning and recent re-classification actions were reviewed. After field visits and staff discussions, letters were sent to all neighborhood associations in the area asking for suggested changes in the area. Only a couple informational calls were received. Staff then developed a package of changes and affected property owners identified. All the affected property owners were contacted about the possibility of changing the Land Use Plan designation of their property in April 2014. Staff received numerous phone calls and email responses to that letter notifying them of the proposed changes. Most contacts were informational only. There were several written and verbal comments in support of the change in 'their' respective area. In addition, there were two written requests not to make the suggested change for their property (one north of Cantrell Road, west of Viewpoint Cove and the second south of Cantrell Road, east of Katillus Road. (Both of these areas were changes from Transition to Office.) The final package of changes was developed and property owners together with neighborhood associations were contacted in late June about the public hearing to consider the changes.

Staff believes this package of changes is a 'clean-up' to more accurately reflect the current and likely future development pattern in the area of the changes. This resulting 'package' of changes should create a more accurate Future Land Use Plan that all can use, whether public or private.

Area 1 is made up of several areas generally from Rahling Road to Chenal Parkway, east of Kirk Road. To the east is R-2 (Single Family) with some R-3 (Single Family) zoning and is mostly developed with single-family homes. To the north, west and south are C-1, (Neighborhood Commercial), C-2 (Community Shopping), C-3 (General Commercial), several PCD and PDC (Planned Commercial Districts) some developed and others vacant land, O-3 (General Office) and O-2 (Office and Institutional) both development and vacant land and MF-18 (Multifamily) mostly developed with apartments. Change 'A' is north of Rahling Road at Kirk Road and is zoned R-2 (Single Family) with a Conditional Use Permit for a church. There is an existing church on the site; the change would be to recognize the existing use with a Public Institutional designation. Change 'B' is northeast of the Kirk Road – Wellington Village Road intersection and is currently vacant zoned POD (Planned Office District). The proposal is to develop small office buildings on this site. The Land Use Plan change is to recognize the recently approved use pattern for this site. Change 'C' is southeast of the Kirk Road-Wellington Village Road intersection and is zoned MF-18 (Multifamily), C-1 (Neighborhood Commercial) and R-2 (Single Family) with a Conditional Use for a Church which exists on the site. The change would be to recognize the existing use with a Public Institutional designation. Change 'D' is the northwest corner of Wellington

Hills Road and Chenal Parkway and is zoned with PCD and PDC (Planned Commercial Districts). There are three commercial uses –drug store, fast-food, and tire store. With Commercial at the other corners of this intersection and the area developed commercial, the proposal is to show this area as Commercial on the Plan.

Area 2 is made up of several areas generally from Chenal Parkway to Kanis Road, either side of Rahling Road. To the west and south is R-2 (Single Family) zoning with subdivisions to the west and larger tract developments to the south. To the north and east is C-3 (General Commercial), C-2 (Community Shopping), O-2 (Office and Institutional) and PCDs (Planned Commercial Districts). The areas are partially developed with commercial and office developments. Change area 'A' is north of Rahling Road along the west side of Chenal Parkway and is zoned PD-R (Planned District Residential) with a multi-story condominium development. The change to Residential High Density would reflect the development in place. Change area 'B' is the north west corner of Rahling Road and Chenal Parkway and is zoned C-3 (General Commercial) and has a multi-story office building on it. The change to Office on the Plan would reflect the current and likely future use of the land. Change area 'C' is east of Rahling Road, between St. Vincent Way and Kanis Road. It is zoned POD (Planned Office District) and has a multi-story office building on it with additional building proposed. The existing and future uses proposed for the area are medical related office, clinics and care facilities. Change area 'D' is southeast of Denny-Kanis Roads intersection and is zoned PCD (Planned Commercial District), POD (Planned Office District) and R-2 (Single Family). There is a home as well as two office developments in place in this area. Based on the existing uses and zoning pattern the most likely future development pattern of this area is Suburban Office.

Area 3 is south of Denny Road, west of Wildwood Lane. In all directions is R-2 (Single Family) zoned land. There is an area of POD (Planned Office District) zoning to the east for Wildwood Center for Performing Art. The land to the north is partially developed with homes. To the south and west are large tracts of vacant land with a few homes. The change area is zoned R-2 (Single Family) with a Conditional Use Permit and is an elementary school. The school is likely to continue on this site into the future, thus a Public Institutional designation would be appropriate.

Area 4 is between Cantrell Road and Pleasant Forest Drive, west of Rodney Parham Road. To the south and southwest is zoned R-2 (Single Family), with homes in subdivisions. To the east is O-2 (Office and Institutional) and O-3 (General Office) zoned land, mostly developed as office buildings. To the north are PCDs (Planned Commercial Districts) with R-2 (Single Family) behind. The PCDs are mostly developed with retail uses and the R-2 is a single-family subdivision. Change area 'A' west of Fairview Road and is zoned R-2 (Single Family) with a Conditional Use Permit. There is a religious facility on the site, thus Public Institutional is more appropriate for this site. Change area 'B' is south of Cantrell Road between Fairview Road and Woodland Heights Road and is zoned PCD (Planned Commercial District). The area is part of a retail commercial center. This development pattern is not likely to change making a Commercial designation more appropriate. Change area 'C' is southwest of Pleasant

Ridge Road and Woodland Heights Road and is zoned O-2 (Office and Institutional) and O-3 (General Office). It is owned by Easter Seal Society and used for their offices and training facilities. This is not likely to change in the future making a Public Institutional designation more appropriate to the use.

Area 5 is either side of Cantrell Road at Sam Peck Road. To the south and north is R-2 (Single Family) zoned land with homes. Along Cantrell Road around the change area are several Planned Office District and Planned District Office sites with office buildings. There are two large apartment complexes south of Cantrell Road zoned MF-12 (Multifamily and PDR (Planned District Residential)). To the northwest is an area of PR (Park) zoning with a city park located on that site. Change area 'A' is either side of Viewpointe Cove and is zoned O-3 (General Office) and POD (Planned Office District) all with office building on the tracts. There is also one tract of R-2 (Single Family) zoned land which is vacant. Since this area is already developed with office structures and is not likely to change in the future the designation of Office is more appropriate. Change area 'B' is south of Cantrell Road and west of Sam Peck Road. The area is zoned POD (Planned Office District). There are two office buildings (one two-story and one multi-story) and a bank in the change area. The area is developed and not likely to change in nature making Office a better designation for this area.

Area 6 is several areas either side of Taylor Loop/Rahling Road from Cantrell Road to Pilot Lane. The surrounding areas are mostly zoned R-2 (Single Family). To the south, east and west is R-2 (Single Family) with subdivisions. There is an area of PR (Park) zoning to the west for the Taylor Loop Park along Taylor Loop Creek. To the north are several PCDs and PDCs (Planned Commercial Districts), and PODs (Planned Office Districts). These sites are developed with retail uses, offices and banks. Change area 'A' is west of Taylor Loop Road, south of Cantrell Road and is zoned POD (Planned Office District), PCD (Planned Commercial District) and PDO (Planned District Office) and has a dentist office, animal clinic and office. These uses are not likely to change in the future making Suburban Office use more appropriate for the use and zoning pattern. Change area 'B' is north east of Hinson-Taylor Loop Roads intersection and is zoned R-2 (Single Family) with a Conditional Use Permit. There is a church on the site and any change in use is unlikely, making the designation of Public Institutional more appropriate. Change area 'C' is either side of Rahling Road south of Taylor Loop Road and is R-2 (Single Family) with Conditional Use Permits. There is a church east of Rahling Road and a fire station west of Rahling Road. Neither of these uses is likely to change in the future making the designation of Public Institutional more appropriate.

Area 7 is either side of Forest Lane, west of LaMarche Drive. The surrounding area is mostly zoned R-2 (Single Family) with several PDR (Planned Residential Districts) and mostly developed with homes. There are several PODs (Planned Office Districts) along Cantrell Road. Those sites south of Cantrell Road are developed with office uses and the one north of Cantrell Road is vacant land. Change area 07A is north of Forest Lane and is zoned R-2 Single Family with a conditional use permit. An elementary

school has been built on this site. South of Forest Lane area 07B is zoned R-2 (Single Family) and is part of the Little Rock West Assembly of God church campus. Neither of these uses is likely to change in the future making the Public Institutional designation appropriate for both areas.

Area 8 is southwest of the Valley Ranch Drive-Patrick Country Road intersection. To the east is MF-18 (Multifamily) zoned land with an apartment complex. To the north and west is O-3 (General Office) which is undeveloped to the north and has a rehabilitation center to the west. Further to the north is MF-12 (Multifamily) land that is vacant. To the south is R-2 (Single Family) with homes beyond that are several PCDs (Planned Commercial Districts) with businesses. The area of change is zoned PDR (Planned District Residential) and is a partially developed subdivision. Homes continue to be permitted in this subdivision and it is likely that it will be fully developed with homes in the future. A change to Residential Low Density would be a more accurate representation of this area on the Land Use Plan.

Area 9 is several areas between Presley Drive and Divide Parkway, Morgan Cemetery Road and Hudson Road both inside and outside the City Limits. Most of the surrounding land is zoned R-2 (Single Family) and is either developed with large-lot single-family or is vacant. There is a small commercially zoned area at Pinnacle and Highway 300 zoned C-1, Neighborhood Commercial, and a PCD, Planned Commercial District with a convenience store and retail shops. Change area 'A' is zoned R-2 (Single Family) with a Conditional Use Permit and developed as a church. This area is likely to continue with this development pattern making Public Institutional more appropriate. Change area 'B' is south of West Pinnacle Road, west of Highway 300. The land is zoned R-2 (Single Family) and there is a cemetery located on the land. This use is consistent with the Public Institutional Use classification. Change area 'C' is along the north of Divide Parkway, east of West Ridge Road. The land is zoned R-2 (Single Family) with a Conditional Use Permit and is developed as a wastewater treatment facility (owned by the Little Rock Wastewater Utility). This use is not likely to change in the mid-term making the Public Institutional classification a better representation.

Area 10 is south of Rodney Parham Road, east of Green Mountain Drive. To the south the land is zoned R-5 (Urban Residential) and MF-24 (Multifamily) with apartment complexes. To the north, east and west is zoned C-2 (Community Shopping), C-3 (General Commercial) and C-4 (Open Display Commercial) with various retail uses on the parcels. The area of change is zoned R-2 (Single Family) and is a cemetery. This is not likely to change in the future making Public Institutional a better representation of the current and likely future development pattern of this land.

Area 11 is two areas along Hinson Road between Pebble Beach and Beckenham Drives. All the surrounding area is zoned R-2 (Single Family) with subdivisions. There is an area of R-4(Two-Family) zoning with a Conditional Use Permit for a golf course to the east. Change area 'A' is west of Hinson Road, either side of Dorado Beach Drive and is zoned PDR (Planned District Residential) and is mostly developed with single-

family homes. This development pattern is not likely to change in the future making the Residential Low Density designation more appropriate. Change area 'B' is located either side of Hinson Road, north of Beckenham Drive and is zoned MF-6 (Multifamily), and PRD (Planned Residential District). The area is developed with single family homes both attached and detached. This is not likely to change in the future making the Residential Low Density designation more appropriate.

Area 12 is along the west side of Napa Valley Road from Rainwood Road to Ridgehaven Road. To the northwest is an area of O-2 (Office and Institutional) zoning with a library, offices and a private school. To the north and south are R-2 (Single Family) zoned tracts with Conditional Use Permits for churches. Further to the south is an area of MF-18 (Multifamily) zoning with apartment complexes. To the west are two PRD (Planned Residential Districts) with single-family homes. The remaining areas are R-2 (Single Family) with subdivisions. The area of change is zoned MF-12 (Multifamily), R-2 (Single Family) and PRD (Planned Residential District) with single-family homes. This single-family development pattern is not likely to change in the future making the Residential Low Density designation more appropriate.

Area 13 is two areas between Lake Maumelle and Barrett Road, west of Highway 300. This area is outside the City Limits but within the City of Little Rock's zoning jurisdiction. To the north is zoned OS (Open Space) and is owned by Central Arkansas Water (CAW). This is Lake Maumelle (the drinking water for most of central Arkansas) and the lands owned by CAW south of the Lake. To the south, east and west is R-2 (Single Family) zoning, with large tracts both vacant and single-family homes. There is one PDC (Planned Commercial District) with a single-family home. The area of change is zoned R-2 (Single Family) and is vacant (wooded). This is land that CAW has acquired over the last two decades to further protect the watershed of Lake Maumelle, the drinking water supply. CAW intends to continue to own the property and limit uses and advises so as to not affect Lake Maumelle. Staff believes that since this land has been added to CAW's holdings to protect the watershed, Public Institutional Use would be appropriate for the Land Use Plan designation.

In response to the second notice mailed June 23, 2014, Staff received a few informational phone calls.

NEIGHBORHOOD COMMENTS:

Notices were sent to the following neighborhood associations: Bayonne Place POA, Beverly Hills POA, Birchwood, Carriage Creek POA, Chalamont POA, Chenal Ridge POA, Chevaux Court POA, Duquesne Place POA, Glen Eagles POA, Graystone Manor, Eagle Point POA, Hillsborough POA, Hunters Cover POA, Johnson Ranch, Margeaux POA, Marlowe Manor POA, Maywood Manor, Montagne Court POA, Panky Community Improvement Assoc., Piedmont, Pinnacle Valley, Pleasant Valley POA, Pleasant Forest, Pleasantree Recreation Association, Rainwood Cover POA, River Valley POA, St. Charles Community, The Villages of Wellington, Tulley Cove, Walnut Valley POA,

Walton Heights Candlewood POA, Westbury, Westchester Heatherbrae POA, Woodland Hills Aspen Highlands, and Coalition of West Little Rock and Chenal Properties. Letters were sent to approximately 270 property owners in the area. Staff has received several informational calls from area residents as a result of the initial mailing in April. These were mostly informational. There was a request to not proceed in three areas, which staff is honoring. The second mailing on June 23 was sent to approximately 260 property owners and the same neighborhood associations to notify them of the public hearing. Staff received a few phone informational calls.

STAFF RECOMMENDATIONS:

This package of amendments is designed to make the Future Land Use Plan more representative of current and likely mid-term future uses for this area. Staff recommends the approval of the package of changes.

PLANNING COMMISSION ACTION:

(JULY 24, 2014)

Walter Malone, Planning Staff, reviewed each of the proposed changes in the package of Land Use Plan amendments. There was a question about the change in Pinnacle to Public Institution for a church on Highway 300. Mr. Malone indicated that the change was just for the ownership of the church. A motion was made to approve the package as presented. By a vote of 10 for 0 against and 1 absent the motion was approved.